

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

DAVID B. GOLUBCHIK (State Bar No. 185520)
TODD M. ARNOLD (State Bar No. 221868)
LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.
10250 Constellation Boulevard, Suite 1700
Los Angeles, California 90067
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: dbg@lnbyb.com, tma@lnbyb.com

☐ Individual appearing without attorney
☒ Attorney for: Debtor and Debtor in Possession

CASE NO.: 2:20-bk-11547-BB
CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 12/02/2020

Time: 10:00 am

Location: Courtroom 1539, 255 E. Temple Street, Los Angeles, CA 90012

Last date to file objections: 11/18/2020

Residential Real Property Located at 911 Loma Vista Dr., Beverly Hills, CA 90210

See <https://www.redfin.com/CA/Beverly-Hills/911-Loma-Vista-Dr-90210/home/6835239>

See Sale Terms set forth in Notice attached hereto.

Proposed sale price: \$23 million for the Real Property (\$23.5 million for the Real Property and selected Furniture, the purchase of which is optional), subject to overbid, with an initial overbid of no less than \$23.050 million for the Real Property (\$23.550 million for the Real Property and Furniture) per the Overbid Procedures set forth in Notice attached hereto.

Overbid procedure (if any):

See Overbid Procedures set forth in Notice attached hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: December 2, 2020

Time: 10:00 a.m.

Place: Courtroom 1539
255 E. Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Brokers: Rodeo Realty, Joseph Babajian, Chairman Estates Division, 202 N Canon Drive, Beverly Hills, CA 90210
Telephone: (310) 623-8800, Facsimile: (310) 623-8801, Email: joe@joebabajian.com

Debtor's Attorneys: Levene, Neale, Bender, Yoo & Brill L.L.P., Todd M. Arnold, 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067
Telephone: (310) 229-1234, Facsimile: (310) 229-1244, Email: tma@lnbyb.com

Date: 09/25/2020

DAVID B. GOLUBCHIK (State Bar No. 185520)
TODD M. ARNOLD (State Bar No. 221868)
LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.
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Attorneys for Debtor and Debtor in Possession

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re:

GENNADY MOSHKOVICH,

Debtor and Debtor in Possession.

Case No.: 2:20-bk-11547-BB

Chapter 11 Case

DEBTOR'S NOTICE OF MOTION FOR AN ORDER:

- (1) APPROVING THE SALE OF THE DEBTOR'S REAL PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS, WITH THE EXCEPTION OF ENUMERATED EXCLUSIONS;**
- (2) APPROVING BIDDING PROCEDURES;**
- (3) FINDING THAT THE BUYER IS A GOOD FAITH PURCHASER;**
- (4) AUTHORIZING AND APPROVING THE PAYMENT OF CERTAIN CLAIMS FROM SALE PROCEEDS;**
- (5) WAIVING THE FOURTEEN-DAY STAY PERIOD SET FORTH IN BANKRUPTCY RULE 6004(h); AND**
- (6) PROVIDING RELATED RELIEF**

Hearing

Date: December 2, 2020
Time: 10:00 a.m.
Place: Courtroom 1539
255 E. Temple Street
Los Angeles, CA 90012

1 **PLEASE TAKE NOTICE** that a hearing will be held at the above-referenced date, time,
2 and location to consider the motion (the “Sale Motion”) filed concurrently herewith by Gennady
3 Moshkovich, the Chapter 11 debtor and debtor in possession herein (the “Debtor”), for the entry of an
4 order (the “Sale Order”):

5 (1) pursuant to 11 U.S.C. §§ 363(b) and (f), approving the sale of the Debtor’s
6 personal residence located at 911 Loma Vista Dr., Beverly Hills, CA 90210 (the “Real Property”) to
7 (a) Yarden Consulting LLC and/or its assignee (the “Buyer”), free and clear of any and all liens,
8 claims, encumbrances, and interests, with the exception of Items 1-5, 8, and 9 (the “Excepted Items”)
9 set forth in the preliminary title report for the Property (the “Title Report”), a true and correct copy of
10 which is attached to the Sale Motion as **Exhibit “1,”** which non-Excepted Items the Debtor believes
11 are limited to (a) Item 6, which is a first position lien securing the claim serviced and represented by
12 Select Portfolio Servicing, Inc. (“SPS”), (b) Item 7, which is an alleged second position lien securing
13 the alleged claim of BOBS, LLC (“BOBS”) as alleged successor in interest to Spring7 Loft, LLC,
14 and (c) Item __, which the third position lien securing the claim of JWR Law, LLC (“JWR”), the
15 Debtor’s post-petition debtor in possession lender, for a purchase price of \$23 million (the “Purchase
16 Price”) (plus \$500,000 for certain furniture in the Real Property, the “Furniture”),¹ pursuant to the
17 California Residential Purchase Agreement and Joint Escrow Instructions and related sale documents
18 (the “Purchase Agreement”), a true and correct copy of which is attached to the Sale Motion as
19 **Exhibit “2,”** subject to overbid (each an “Overbid” and collectively the “Overbids”) pursuant to the
20 overbid procedures (the “Overbid Procedures”) set forth below and any auction (the “Auction”)
21 conducted pursuant to the Overbid Procedures, or (b) the winning overbidder (each an “Overbidder”
22 and collectively the “Overbidders”) at the Auction;

23
24
25
26
27 ¹ In addition to its third position lien on the Real Property, JWR has a first position lien on the Debtor’s personal property,
28 including the Furniture. Under the Purchase Agreement, the Buyer is required to identify the Furniture that is to be
purchased within fourteen (14) days after the execution of the Purchase Agreement, which is October 8., 2020. Once the
Furniture that is to be purchased is identified, the Debtor will file a supplement to the Sale Motion with a list of such
Furniture.

(2) approving the following Overbid Procedures:

- **Date, Time, and Location of the Auction:** The Auction shall be held concurrently with the hearing on the Sale Motion, as follows:

Date: December 2, 2020²

Time: 10:00 a.m.

Place: Courtroom 1539

255 E. Temple Street

Los Angeles, CA 90012

- **Initial Overbid Amount:** The Purchase Price of \$23 million, plus the \$500,000 for the Furniture, as it is more valuable when sold with the Real Property, plus *at least* \$100,000 more (*i.e.*, at least \$23.6 million) (the “Initial Overbid Amount”);

- **Qualification of Overbidders:** In order for any prospective Overbidder to have the right to bid at the Auction, the prospective Overbidder must, **within three (3) business days prior to the Auction**, (a) provide to counsel for the Debtor, Levene, Neale, Bender, Yoo & Brill L.L.P., c/o Todd M. Arnold, 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067, Telephone: (310) 229-1234 Facsimile: (310) 229-1244, Email: tma@lnbyb.com (“LNBYB”), a signed proposed purchase agreement (each an “Overbid Purchase Agreement”), in substantially and materially the same form as the Purchase Agreement, except that the purchase of the Furniture is optional, redlined or otherwise marked to show any changes, with such Overbid Purchase Agreement not to contain any financing, inspection, due diligence, or other contingencies (other than the entry of the Sale Order approving the sale of the Real Property to the Overbidder), and including, a removal of all contingencies (other than the entry of the Sale Order approving the sale of the Real Property to

² The hearing on the Sale Motion and the Auction are being held on December 2, 2020, because that is the first hearing date available after inspection contingencies, which are primarily in place to allow the Buyer to conduct due diligence with the planning and zoning department to ascertain the size of a house that can be built on the subject land, will have been listed

1 the Overbidder) pursuant to CAR Form CR 14.C, and with a minimum purchase
2 price of at least the Initial Overbid Amount of \$23.6 million; (b) submit a deposit
3 in the amount of 3% of the Initial Overbid Amount set forth in the Overbid
4 Purchase Agreement by cashiers' check or wire into a segregated trust account
5 maintained by LNBYB, who will provide wire instructions on request; (c)
6 demonstrate that the prospective Overbidder has sufficient funds to close the
7 transaction within five (5) business days of the entry of the Sale Order approving
8 the prospective Overbidder and the sale of the Real Property to the Overbidder;
9 and (d) agree that the prospective Overbidder's deposit will be non-refundable
10 and will be retained by the Debtor if the prospective Overbidder is the winning
11 bidder at the Auction and fails to close the purchase of the Real Property within
12 five (5) business days following the date of entry of the Sale Order – regardless of
13 whether an appeal has been filed of the Sale Order, provided there is no entered
14 stay pending appeal of either of the foregoing orders (*i.e.*, no final order
15 requirement); *the term in this paragraph (d) will be deemed to apply upon*
16 *submission of an Overbid Purchase Agreement whether or not the Overbid*
17 *Purchase Agreement states the term.*

18 • **Overbidding Increments and Considerations in Determining**
19 **the Winning Bidder at Any Auction:** In order to qualify to bid at the Auction,
20 any Overbid Purchase Agreement is required to include an Initial Overbid
21 Amount of at least \$23.6 million. Subsequent overbids at the Auction must be in
22 increments of \$100,000 or amounts that are wholly divisible by \$100,000. The
23 Debtor, in consultation with his professionals, will select the highest and best
24 offer and recommend Court approval of the sale of the Real Property to the Buyer
25 or any qualified Overbidder that, in the opinion of the Debtor, in consultation
26 with his professionals, has made the highest and best offer for the Real Property.

27 (3) pursuant to 11 U.S.C. § 363(m) finding that the Buyer or any winning
28 Overbidder at the Auction confirmed as the winning bidder for the Real Property is a “good faith”

purchaser entitled to the protections afforded under 11 U.S.C. § 363(m);

(4) authorizing the Debtor to pay (a) from the proceeds of the sale of the Real Property out of escrow on closing: (i) any accrued pre-closing real property taxes secured by the Real Property, (ii) a commission equal to one percent (1%) of the purchase price be paid to and split by Rodeo Realty and Douglas Elliman (the “Current Brokers”), (iii) a commission equal to two percent (2%) of the purchase price to be paid to the broker representing the Buyer or any winning Overbidder, (iv) any other customary escrow closing fees and charges allocated to the Debtor, and (v) any undisputed portion of SPS’ secured claim and (b) from the proceeds of the sale of the Furniture, JWR’s secured claim;

(5) waiving the 14-day stay period set forth in Rule 6004(h) of the Federal Rules of Bankruptcy Procedure (“FRBP”) to enable the sale of the Real Property to close as quickly as possible; and

(6) providing such other relief as is appropriate under the circumstances.

PLEASE TAKE FURTHER NOTICE that, pursuant to Rule 6004-1(c)(3) of the Local Bankruptcy Rules (the “LBR”), the Debtor provides the following information regarding the proposed sale of the Real Property:

- Name of Buyer: Yarden Consulting LLC and/or its assignee (*i.e.*, the Buyer) or any winning Overbidder at the Auction.
- Asset to Be Sold: The Real Property and the Furniture, the purchase of which is optional for any Overbidder.
- Terms and Conditions of the Proposed Sale:
 - Purchase Price: \$23 million (plus an additional \$500,000 for the Furniture) subject to overbid pursuant to the Overbid Procedures.
 - Deposit: \$500,000 (2.2% of the Purchase Price).
 - Contingencies:
 - Financing Contingency – none; all cash.
 - Appraisal Contingency – to be removed 21 days after acceptance, which is October 15, 2020.

- Inspection Contingency - to be removed 60 days after acceptance, which is November 23, 2020.
- Condition of Asset/Property: “As-is” and “Where is.”
- Free and Clear: As discussed above, the Real Property will be sold free and clear of any and all liens, claims, encumbrances, and interests, with the exception of the Excepted Items.
- Overbidding: As discussed above, the sale of the Real Property is Overbidding at the Auction pursuant to the Overbid Procedures.
- Closing: (a) For the Buyer – the later of 75 days after acceptance, which is December 8, 2020 or five (5) business days after the entry of the Sale Order, and (b) for any winning Overbidder - or five (5) business days after the entry of the Sale Order.
- Estimated Costs of Sale: The Debtor estimates that the total costs of sale incurred by the estate will total approximately 4% of the sale price, comprised of (1) a 1% commission to be paid to the Current Brokers, (2) a 2% commission to be paid to the broker representing the Buyer or any winning Overbidder, and (3) the balance for any closing costs.
- Potential Tax Consequences: Given the purchase price for the Real Property, the amount invested into the Real Property for construction and other improvements, the large claims allegedly secured by the Real Property, one of which is subject to *bona fide* dispute, and the exemption for the first \$500,000 of capital gains, the Debtor believes no capital gains taxes will be owing.

PLEASE TAKE FURTHER NOTICE that, as required by LBR 6004-1(b)(2), the Debtor provides the following information regarding the marketing of the Real Property. As detailed in other pleadings filed with the Bankruptcy Court, (1) the Real Property has been listed for sale since the petition date and (2) the Debtor’s prior brokers and Current Brokers listed the Real Property on the MLS and extensively marketed the Real Property (*see, e.g.*, Dkt. 46, at ¶¶ 6-10; Dkt. 110, at 6:1-8:23), including, but not limited to, the following actions undertaken by the Current Brokers:

1 • After previously reducing the asking price from 29.95 million to
2 26.9 million, the Current Brokers (with the agreement of the Debtor) further
3 reduced the asking price to \$25.9 million on August 10, 2020,

4 • The Current Brokers caused the Real Property to be featured on two
5 occasions in full page advertisements in The Los Angeles Times,

6 • The Current Brokers massively advertised the Real Property online
7 through their brokerages and other platforms and through email blasts to hundreds
8 of brokers and prospective buyers,

9 • The Current Property has been viewed on Zillow 24,000 times, on
10 Trulia 18,900 times, and on MLS 12,800 times with the Real Property listing on
11 the MLS being emailed 163 times,

12 • In addition to the in-person showings noted below, 37 potential
13 buyers have taken virtual tours of the Real Property,

14 • The Current Brokers received an responded to numerous email and
15 phone inquiries regarding the Real Property,

16 • Recently the Current Brokers made over 400 calls to brokers
17 locally, nationally, and internationally in the New Brokers' network, and

18 • In addition to the foregoing, the New Brokers conducted 10 in-
19 person showings of the Real Property, including with two prospective buyers that
20 had more than one in-person showing; interest in the Real Property has increased
21 substantially since Jeffrey Katzenberg sold his neighboring property for \$125
22 million;³ despite concerns about COVID-19, the Debtor never refused any in-
23 person showings and always made sure that the Real Property was in pristine
24 condition for all showings.

25 The Current Brokers will continue to market the Real Property consistent with the
26 foregoing. Additionally, the Current Brokers will provide prospective Overbidders with notice of the
27 Auction and the Overbid Procedures.

28

³ See <https://www.mansionglobal.com/articles/jeffrey-katzenberg-fetches-125-million-for-beverly-hills-home-141948>.

1 **PLEASE TAKE FURTHER NOTICE** that the Sale Motion is based upon (1) 11
2 U.S.C. §§ 105(a), 363(b), (f), and (m), FRBP 2002 and 6004, (2) any applicable LBRs, (3) the
3 Memorandum of Points and Authorities and Declarations in support of the Sale Motion, as well as the
4 exhibits thereto (together, the “Memorandum, Declarations, and Exhibits”), which Memorandum,
5 Declarations, and Exhibits are attached to the Sale Motion, (4) this notice of the Sale Motion (the
6 “Notice”), (5) all other evidence duly admitted by the Court in connection with consideration of the
7 Motion, (6) the record in this case, and (7) the arguments and statements of counsel to be made at the
8 hearing on the Sale Motion.

9 **PLEASE TAKE FURTHER NOTICE** that any party that wants to obtain a full copy of
10 the Sale Motion, and its annexed Memorandum, Declarations, and Exhibits, can do so by making a
11 request, in writing, to the Debtor’s counsel, whose contact information is set forth on the first page of
12 this Notice.

13 **PLEASE TAKE FURTHER NOTICE** that, pursuant to LBR 9013-1(f), any opposition
14 to the Sale Motion must (1) be in writing and include all reasons and evidence in support of the
15 opposition, (2) *be filed at least fourteen (14) days prior to the hearing on the Sale Motion*, and (3)
16 be served on the United States Trustee and counsel for the Debtor.

17 **PLEASE TAKE FURTHER NOTICE** that, pursuant to LBR 9013-1(h), the Court may
18 deem the failure of any party to file a timely opposition to the Motion to constitute consent to the
19 granting of the Sale Motion and the relief requested herein.

20 **WHEREFORE**, the Debtor respectfully requests that this Court enter a Sale Order
21 granting the Sale Motion and providing the relief requested in paragraphs (1) through (6) of the above
22 Notice.

23 Dated: September 25, 2020

GENNADY MOSHKOVICH

24 /s/ David B. Golubchik

25 DAVID B. GOLUBCHIK

TODD M. ARNOLD

26 LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.

27 Counsel for Debtor and Debtor in Possession
28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

A true and correct copy of the foregoing document entitled **DEBTOR'S NOTICE OF MOTION FOR AN ORDER: (1) APPROVING THE SALE OF THE DEBTOR'S REAL PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS, WITH THE EXCEPTION OF ENUMERATED EXCLUSIONS; (2) APPROVING BIDDING PROCEDURES; (3) FINDING THAT THE BUYER IS A GOOD FAITH PURCHASER; (4) AUTHORIZING AND APPROVING THE PAYMENT OF CERTAIN CLAIMS FROM SALE PROCEEDS; (5) WAIVING THE FOURTEEN-DAY STAY PERIOD SET FORTH IN BANKRUPTCY RULE 6004(h); AND (6) PROVIDING RELATED RELIEF** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **September 25, 2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Todd M Arnold tma@lnbyb.com
- David B Golubchik dbg@lnbyb.com, stephanie@lnbyb.com
- Gregory Grigoryants gregory@grigoryantslaw.com, r40915@notify.bestcase.com
- David Jacob david@dpjacob.com
- Kelly M Kaufmann bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com
- Kenneth G Lau kenneth.g.lau@usdoj.gov
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL: On **September 25, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Sheri Bluebond
United States Bankruptcy Court
255 E. Temple Street, Suite 1534 / Courtroom 1539
Los Angeles, CA 90012

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **September 25, 2020**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 25, 2020

Lourdes Cruz

Date

Printed Name

/s/ Lourdes Cruz

Signature

CSMC 2018-SP3 Trust
c/o McCarthy & Holthus, LLP

Levene, Neale, Bender, Yoo & Brill L.L.P.
10250 Constellation Blvd, #1700
Los Angeles, CA 90067-6253

0973-2

Case 2:20-bk-11547-BB

Central District of California

Los Angeles

Fri Sep 25 11:55:06 PDT 2020

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

ADT Security

PO Box 371490

Pittsburgh, PA 15250-7490

BOBS, LLC

600 S. Spring St. #106

Los Angeles, CA 90014-1979

(p)BANK OF AMERICA

PO BOX 982238

EL PASO TX 79998-2238

Bank of America, N.A.

P O Box 982284

El Paso, TX 79998-2284

Best Alliance

16133 Ventura Bl., Suite 700

Encino, CA 91436-2406

City of BH, Dept of Water & Power

455 N. Rexford Dr

Beverly Hills, CA 90210-4817

CSMC 2018-SP3 Trust

c/o Select Portfolio Servicing, Inc.

P.O. Box 65250

Salt Lake City, UT 84165-0250

City National Bank

400 North Roxbury Dr.

Beverly Hills, CA 90210-5000

(p)US BANK

PO BOX 5229

CINCINNATI OH 45201-5229

Dmitry Semenovitch Shagal

5139 Balboa Blvd, Unit 8

Encino, CA 91316-3428

Edward Azenberg

2770 W. 5th St., Apt 16G

Brooklyn, NY 11224-4212

Franchise Tax Board

Special Procedures

POB 2952

Sacramento, CA 95812-2952

Gregory Grigoryants, Attorney at Law

9350 Wilshire Blvd, Suite 203

Beverly Hills, CA 90212-3204

(p)INTERNAL REVENUE SERVICE

CENTRALIZED INSOLVENCY OPERATIONS

PO BOX 7346

PHILADELPHIA PA 19101-7346

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE

ATTN BANKRUPTCY UNIT

PO BOX 54110

LOS ANGELES CA 90054-0110

Public Storage

11200 W. Pico Bl.

Los Angeles, CA 90064-1710

SELECT PORTFOLIO SERVICING, INC.

3217 S. DECKER LAKE DR

Salt Lake City, UT 84119-3284

SELECT PORTFOLIO SERVICING, INC.

PO Box 65450

Salt Lake City, UT 84165-0450

Southern California Edison

1551 W San Bernardino Rd

Covina CA 91722-3407

(p)SOUTHERN CALIFORNIA EDISON COMPANY

RECEIVABLES MANAGEMENT BANKRUPTCY GROUP

1551 W SAN BERNARDINO ROAD

COVINA CA 91722-3407

Southern California Edison

POB 800

Rosemead, CA 91770-0800

United States Trustee (LA)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

Yana Tamah

6619 Leland Way

Los Angeles, CA 90028-7800

David B Golubchik

Levene Neale Bender Yoo & Brill LLP

10250 Constellation Blvd Ste 1700

Los Angeles, CA 90067-6253

Gennady Moshkovich

911 Loma Vista Dr.

Beverly Hills, CA 90210-2618

Todd M Arnold

Levene, Neale, Bender, Yoo & Brill L.L.P

10250 Constellation Blvd Ste 1700

Los Angeles, CA 90067-6253

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Bank of America
PO Box 982234
El Paso, TX 79998-2234

Comerica Bank
Cardmember Service
PO Box 6353
Fargo, ND 58125-6353

Internal Revenue Service
Insolvency I Stop 5022
300 N. Los Angeles St., #4062
Los Angeles, CA 90012-9903

Los Angeles County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054-0018

Southern California Edison
Bankruptcy Dept
PO Box 9004
San Dimas, CA 91773

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)BOBS LLC

(u)Compass

(u)Courtesy NEF

(u)Douglas Elliman Real Estate

(u)Hilton & Hyland Real Estate Inc.

(u)Rodeo Realty

(u)Pawn Shop

(u)Spring7 Loft, LLC

End of Label Matrix	
Mailable recipients	29
Bypassed recipients	8
Total	37

In re Moshkovich

File No. 9077

Additional Service List

LSI
700 Cherrington Pkwy.
Coraopolis, PA 15108

Spring? Loft LLC
600 S Spring St, Unit Olliee
Los Angeles, CA 90014

Comerica Bank
Cardmember Service
PO Box 6353
Fargo, ND 58125-6353

Exclusive Loan of Beverly Hills
9562 Dayton Way
Beverly Hills, CA 90210

Armanino Accounting Services
11766 Wilshire Blvd., 9th Floor
Los Angeles, CA 90025

HORIZON MORTGAGE BANKERS
30101 AGOURA COURT, SUITE 102
AGOURA HILLS, CALIFORNIA 91301

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **September 25, 2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Todd M Arnold** tma@lnbyb.com
- **David B Golubchik** dbg@lnbyb.com, stephanie@lnbyb.com
- **Gregory Grigoryants** gregory@grigoryantslaw.com, r40915@notify.bestcase.com
- **David Jacob** david@dpjacob.com
- **Kelly M Kaufmann** bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com
- **Kenneth G Lau** kenneth.g.lau@usdoj.gov
- **United States Trustee (LA)** ustregion16.la.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL: On **September 25, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Sheri Bluebond
United States Bankruptcy Court
255 E. Temple Street, Suite 1534 / Courtroom 1539
Los Angeles, CA 90012

☐ Service information continued on attached page

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☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 25, 2020

Lourdes Cruz

Date

Printed Name

/s/ Lourdes Cruz

Signature